

LOCATION MAP NTS

X= 2151696.84
Y= 13672432.30

PID= AY0335
PID= AY1825
NAD-83 STATE PLANE
COORDINATES
George Muery Services, Inc.
Fnd. Iron Pin

INDIAN HILLS UNIT 2
MOBILE HOME PARK
SUBDIVISION
13.66 ACRES
(VOLUME 9537, PG 52
D. & P.)

X= 2152367.61
Y= 13672808.86

PID= AY0335
PID= AY1825
NAD-83 STATE PLANE
COORDINATES
George Muery Services, Inc.
Fnd. Iron Pin

GOLIAD ROAD
(60' R.O.W.)

N 29°06'31" W 1009.86'

12' ELEC. GAS, TELE, CATV ESM'T

LOT 3
BLOCK 1
N.C.B. 10921
9.094 ACRES
(MOBILE HOME PARK)

APACHE VALLEY

LOT 4
BLOCK 1
N.C.B. 10921

8.674 ACRES
(MOBILE HOME PARK)

UTILITY ESM'T
ARROWHEAD PATH

INTERSTATE HIGHWAY 37
(300' R.O.W.)

X= 2151194.30
Y= 13673324.77

PID= AY0335
PID= AY1825
NAD-83 STATE PLANE
COORDINATES
George Muery Services, Inc.
Fnd. Iron Pin

THIS PROPERTY IS NOT LOCATED IN A
SPECIAL FLOOD HAZARD AREA PER FEMA
MAPS 48029C0631E AND 48029C0633E,
EFFECTIVE DATE 2/16/96 - ZONE "X"

DEVELOPER: FIESTA HOMES, INC.
JIM BURKE
3500 GOLIAD RD. #1
SAN ANTONIO, TEXAS 78223

REMAINDER OF
76.409 ACRES
N.C.B. 10880
(VOLUME 8029, PG 65-68
D. & P.)

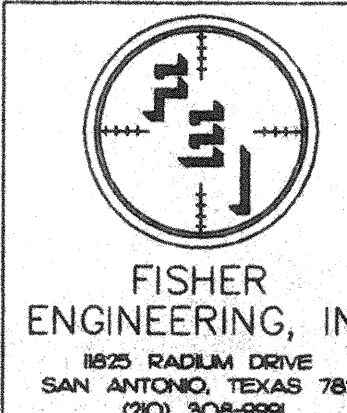
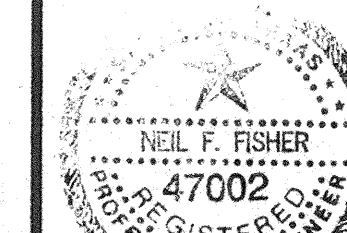
RECEIVED
59 AUG 12 PM 1:41
COUNTY CLERK
LAND DEVELOPMENT
SERVICES DIVISION

PLAN HAS BEEN ACCEPTED BY
COSA
8-20-99
(date) (number)

If no plats are filed, plan will
expire on 2-18-01
1st plat filed on

X= 2151895.67
Y= 13673718.05

PID= AY0335
PID= AY1825
NAD-83 STATE PLANE
COORDINATES
George Muery Services, Inc.
Fnd. Iron Pin



INDIAN HILLS UNITS 3 & 5			
POADP			
DRAWN BY: WIF	FILE: 971POADP	APPROVED BY: NF	
SCALE: 1" = 50'	DATE: AUGUST 1999	SHEET 1 OF 1	
REV. NO.	JOB NO. 97132 & 97133		

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 8/12/99 **REC'D** Name of POADP: INDIAN HILLS
Owners: E.J. Burke III / FIESTA HOMES, INC. Consulting Firm: FISHER ENGINEERING
Address: 3500 Goliad Rd #1 Address: 11825 Radium Dr.
SAN ANTONIO, TX 78228 SAN ANTONIO, TX 78216
Phone: 337-8590 Phone: 308-9991
Existing zoning: I-2 Proposed zoning: R-4

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: 2 ☒ Yes ☐ No
San Antonio City Limits? ☒ Yes ☐ No
Council District: 3
Ferguson map grid 651FG

Land area being platted:

Lots

Acres

Single Family (SF) —Multi-family (MF) —Commercial and non-residential 7718.635 7?Is there a previous POADP for this Site? Name N/A No. —Is there a corresponding PUD for this site? Name N/A No. —Plats associated with this POADP or site? Name INDIAN HILLS UNIT 3 No. 980193Name INDIAN HILLS UNIT 5 No. 980195Name — No. —

Contact Person and authorized representative:

Print Name: Neil F. FisherSignature: Neil F. FisherDate: 8/12/99Phone: 308-9991Fax: 308-6148

mobile Home
Park Plan
will be required
before platting

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact ^{Todd Spang} ~~Amer Galani~~ @ (210)207-2076;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☒ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name:

Neil F. FISHER

Signature:

Neil Fisher

If you have any questions please call Elizabeth Carol at 207-7900



CITY OF SAN ANTONIO

August 23, 1999

Mr. Neil Fisher
Fisher Engineering
11825 Radium Dr.
San Antonio, Texas 78216

Re: Indian Hills POADP

POADP # 644

Dear Mr. Fisher,

The City Staff Development Review Committee has reviewed Indian Hills Preliminary Overall Area Development Plan # 644. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.
- A Mobile Home Park Plan will be required before any plats can be scheduled for approval by the Planning Commission.

- At the time of platting, the applicant must provide evidence of a irrevocable ingress/egress easement to Goliad Rd. utilizing the private drives in Indian Hills Unit 2 Subdivision to the south.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. J. Jay, at (210) 207-7900.

Sincerely,



Emil R. Moncivais AIA, AICP
Director of Planning

EM/JJ

cc: Andrew J. Ballard, P. E., City Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☒ Bexar County Public Works

FROM: J. Jay – Planning

Date 8-13-99

POADP NAME: INDIAN HILLS

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 8-20-99 before the POADP committee.

☐ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: INSIDE C. S. A.

Signature

Title

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☒ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☐ Bexar County Public Works

FROM: J. Jay – Planning

Date 8-13-99

POADP NAME: INDIAN HILLS

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This item is tentatively scheduled for 8-20-99 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____
Comply with Tree Preservation ord. at site work
or platting stage

[Signature] City Architect 8/20/99
Signature Title Date

TPLTM260

PLANNING COMMISSION/RECORDATION

08/19/99

CMD: 260 PLAT: 1997000100 NAME/KEY: \NDIAN AGENCY:

PLAT NBR: 1997000100 PLAT NAME: INDIAN HILLS UNIT-2

APPLICATION DATE:	12 13 1996	EXPIRATION DATE:	12 13 1998
REPLAT PUBLIC HEARING DATE:	— — —	REPLAT EXPIRATION:	— — —
DEFERRAL APPROVAL DATE:	— — —	DEFRL NOTFC DATE:	— — —
NOTIFICATION DATES:	—	DEFRL EXP DATE:	— — —

FILING DATE:	3_ 31 1997	FILING EXPIRATION:	4_ 30 1997
PC DATE:	4_ 9_ 1997	APPROVED(Y/N):	Y
DIRECTOR DATE:	— — —	APPROVAL EXPIRATION:	4_ 8_ 2000
POSTPONEMENT/WITHDRAWAL:	— — —	TIME EXT EXPIRATION:	— — —

COUNTY STATUS (A/D/P):	—	DATE:	— — —
RECORDATION DATE: 5_ 23_ 1997		VOL: 9537_	PAGE: 52_

PC NOTES:

See MHP

97 MHP-03

'PF3' MENU

11:31

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1577568

AMT ENCLOSED

50-04-5573
FIESTA HOMES, INC.
3500 GOLIAD ROAD NO. 1
S.A TX. 78223

AMOUNT DUE 370.00
INVOICE DATE 8/16/1999
DUE DATE 8/16/1999

PHONE: 000 - 0000

POADP
INDIAN HILLS

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
8/16/1999	1577568	50-04-5573	8/16/1999	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

↓

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST: 08/15/1999	08/15/1999		CK# 1391	INDIAN HILLS
END	08/15/1999			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

↓

NationsBank
NationsBank of Texas, N.A.

FIESTA HOMES, INC. 1-97
3500 GOLIAD RD NO. 1 210-337-8590
SAN ANTONIO, TX 78223

If ImageSafe logo in light gray tone is not present on back of document - Do not cash.

1391

35-2/1130
186

13 Aug 99

PAY TO THE ORDER OF City of San Antonio \$ 370.00
Three Hundred Seventy and 00/100 DOLLARS

Security Features
1 Double for back

THIS CHECK IS DELIVERED IN CONNECTION WITH THE FOLLOWING ACCOUNTS

POADR	PLAT # 980193			
	"PLAT # 980195"			
POADD: INDIAN HILLS				

Gerardo Jansen MP

⑈001391⑈ ⑆113000023⑆ ⑈1862095586⑈

TRANSMITTAL
LETTER

PLANNING I.D. NO.

PROJECT:

PROJECT NO:

DATE:

TO: City of S.A. - Planning Department
114 West Commerce St.
San Antonio, Texas

IF ENCLOSURES ARE
NOT AS NOTED, PLEASE
NOTIFY US IMMEDIATELY.

ATTN:

WE TRANSMIT: (X) HERewith () UNDER SEPARATE COVER VIA
() IN ACCORDANCE WITH OUR REQUEST

FOR YOUR: () APPROVAL () DISTRIBUTION () INFORMATION
() REVIEW AND COMMENTS () RECORDS
() USE

THE FOLLOWING: () SHOP INFO () DRAWING/PRINTS/ REPRODUCIBLE
() SPECIFICATIONS () CHANGE ORDER
()

COPIES	DATE	REV NO.	DESCRIPTION
1			PROPOSED SUBDIVISION PLAT
1			Check # 1391 payable to City of San Antonio - Plan Review fee on ROADP #370.00 Submitted yesterday 8/12/99

REMARKS/ACTION
REQUIRED:

BY:

Fisher Engineering, Inc.

84 N.E. Loop 410, Suite 150W • San Antonio, Texas 78216 • 210-308-9991



**TRANSMITTAL
LETTER**

PLANNING I.D NO.

PROJECT: *POADP Indian Hills Units 3 & 5*

PROJECT NO: *97132 + 97133*

DATE: *8/12/99*

TO: City of S.A. - Planning Department
114 West Commerce St.
San Antonio, Texas

IF ENCLOSURES ARE
NOT AS NOTED, PLEASE
NOTIFY US IMMEDIATELY.

ATTN: *Elizabeth*

WE TRANSMIT: ☒ (X) HEREWITH ☐ () UNDER SEPARATE COVER VIA _____
☐ () IN ACCORDANCE WITH OUR REQUEST _____

FOR YOUR: ☐ () APPROVAL ☐ () DISTRIBUTION ☐ () INFORMATION
☐ () REVIEW AND COMMENTS ☐ () RECORDS
☐ () USE _____

THE FOLLOWING: ☐ () SHOP INFO ☐ () DRAWING/PRINTS/ REPRODUCIBLE
☐ () SPECIFICATIONS ☐ () CHANGE ORDER
☐ () _____

COPIES	DATE	REV NO.	DESCRIPTION
<i>4</i>			PROPOSED SUBDIVISION PLAT
<i>6</i>			<i>Copies of POADP</i>
<i>1</i>			<i>Original POADP application</i>

REMARKS/ACTION
REQUIRED: _____

BY: *Ginny Grayson*

Fisher Engineering, Inc.



84 N.E. Loop 410, Suite 150W • San Antonio, Texas 78216 • 210-308-9991

55'

S.E. MILITARY DRIVE

A.K.A. LOOP 13

(R.O.W. VARIES)
(200' MAX.)

SHEET 1

S 00° 45' 15" W 878.05'

13.071 ACRES

UNPLATTED

SHEET 2

Fisher 9086148
by Jim Burke

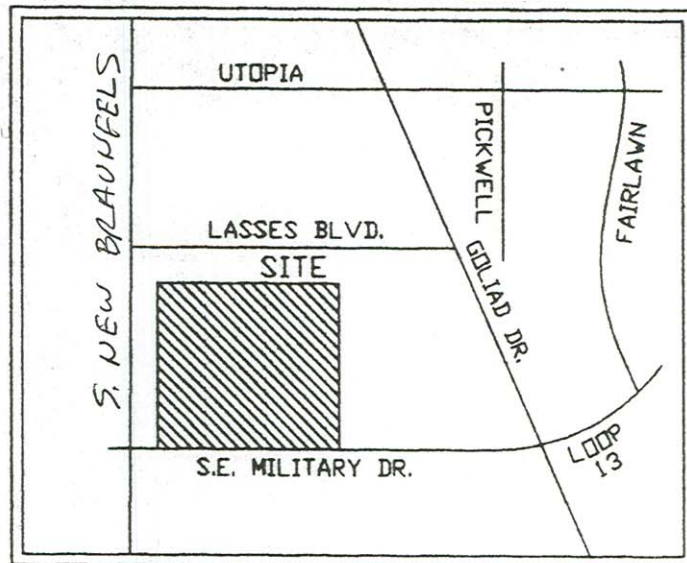
980192
fees expir 10-17-99

on Military Dr.
SUBDIVISION PLAT ESTABLISHING

INDIAN HILLS UNIT 4

A 13.071 ACRE TRACT OF LAND OUT OF TRACT 1, N.C.B. 10979,
SAN ANTONIO, BEXAR COUNTY, TEXAS.

2—



LOCATION MAP

NOTES:

1. IRON PINS FOUND OR SET AT ALL CORNERS.

WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT I.D. NUMBER ISSUED BY THE CITY OF SAN ANTONIO PLANNING DEPARTMENT.

CMD: 260 PLAT: 1998000192 NAME/KEY: \NDIAN AGENCY: _____

=====

PLAT NBR: 1998000192 PLAT NAME: INDIAN HILLS U-4

APPLICATION DATE:	10 17 1997	EXPIRATION DATE:	10 17 1999
REPLAT PUBLIC HEARING DATE:	___ ___	REPLAT EXPIRATION:	___ ___
DEFERRAL APPROVAL DATE:	___ ___	DEFRL NOTFC DATE:	___ ___
NOTIFICATION DATES:	___	DEFRL EXP DATE:	___ ___

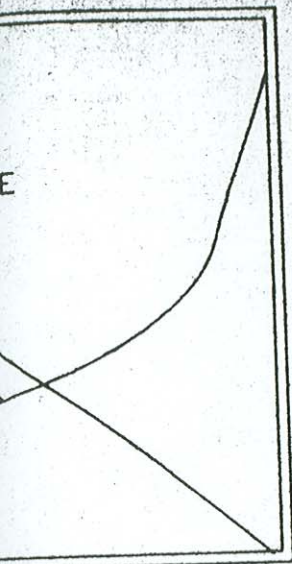
FILING DATE:	___ ___	FILING EXPIRATION:	___ ___
PC DATE:	___ ___	APPROVED(Y/N):	___
DIRECTOR DATE:	___ ___	APPROVAL EXPIRATION:	___ ___
POSTPONEMENT/WITHDRAWAL:	___ ___	TIME EXT EXPIRATION:	___ ___

COUNTY STATUS (A/D/P):	___	DATE TIME EXT GRANTED:	___ ___
RECORDATION DATE:	___ ___	DATE:	___ ___
PC NOTES:	___	VOL:	___

PAGE: _____

=====

'PF3' MENU



MAP

ALL CORNERS.



ING

ED

ATTED HAS
PLATTED
INDIAN
C.B. 10880,
VOL. 9537,
PLAT
R COUNTY,

WASTEWATER EDU NOTE
WATER EQUIVALENT DWELLING UNITS (EDU'S) PAID
PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER
PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER

*Fisher Eng
& Jim Burke*

UNPLATTED

980193

fees 4/17-99

10-17-99

N 60°58'08" E 790.16'

S 28°37'56" E 406.09'

INTERSTATE HIGHWAY
(300' R.D.W.)

150'

S 27°15'52" E 234.03'

*need
x*

LOT 1
BLOCK 1
11.555 ACRES

N 29°06'31" W 640.00'
GOLIAD ROAD
(60' R.D.W.)

60°58'08" W 779.25'

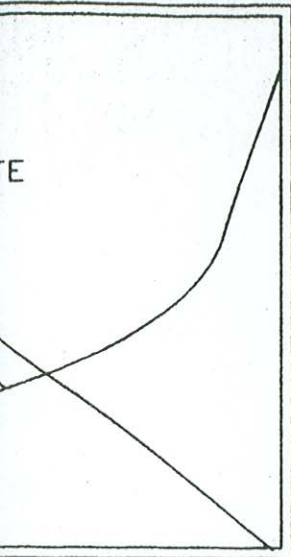
ACCESS
ESMT.

UTILITY
ESMT.

CMD: 260 PLAT: 1998000193 NAME/KEY: \NDIAN AGENCY:

PLAT NBR: 1998000193 PLAT NAME: INDIAN HILLS U-3

APPLICATION DATE:	10 17 1997	EXPIRATION DATE:	10 17 1999
REPLAT PUBLIC HEARING DATE:	— — —	REPLAT EXPIRATION:	— — —
DEFERRAL APPROVAL DATE:	— — —	DEFRL NOTFC DATE:	— — —
NOTIFICATION DATES:	—	DEFRL EXP DATE:	— — —
FILING DATE:	— — —	FILING EXPIRATION:	— — —
PC DATE:	— — —	APPROVED(Y/N):	—
DIRECTOR DATE:	— — —	APPROVAL EXPIRATION:	— — —
POSTPONEMENT/WITHDRAWAL:	— — —	TIME EXT EXPIRATION:	— — —
COUNTY STATUS (A/D/P):	—	DATE TIME EXT GRANTED:	— — —
RECORDATION DATE:	— — —	DATE:	— — —
PC NOTES:		VOL:	— — —
		PAGE:	—



MAP

ALL CORNERS.

Fisher Eng
Quim Burke

980195

field app'n 10-17-99

INTERSTATE



INDIAN HILLS UNIT 3

TEWATER EDU NOTE
TER EQUIVALENT DWELLING UNITS (EDU'S) PAID
T ARE KEPT ON FILE AT THE SAN ANTONIO WATER
.D. NUMBER ISSUED BY THE CITY OF SAN ANTONIO

TPLTM260

PLANNING COMMISSION/RECORDATION

08/19/99

CMD: 260 PLAT: 1998000195 NAME/KEY: \NDIAN AGENCY: _____

=====

PLAT NBR: 1998000195 PLAT NAME: INDIAN HILLS U-5

APPLICATION DATE:	10 17 1997	EXPIRATION DATE:	10 17 1999
REPLAT PUBLIC HEARING DATE:	___ ___	REPLAT EXPIRATION:	___ ___
DEFERRAL APPROVAL DATE:	___ ___	DEFRL NOTFC DATE:	___ ___
NOTIFICATION DATES:	___	DEFRL EXP DATE:	___ ___

FILING DATE:	___ ___	FILING EXPIRATION:	___ ___
PC DATE:	___ ___	APPROVED (Y/N) :	___
DIRECTOR DATE:	___ ___	APPROVAL EXPIRATION:	___ ___
POSTPONEMENT/WITHDRAWAL:	___ ___	TIME EXT EXPIRATION:	___ ___

COUNTY STATUS (A/D/P):	___	DATE TIME EXT GRANTED:	___ ___
RECORDATION DATE:	___ ___	DATE:	___ ___
PC NOTES:	_____	VOL:	_____
	_____	PAGE:	_____

'PF3' MENU



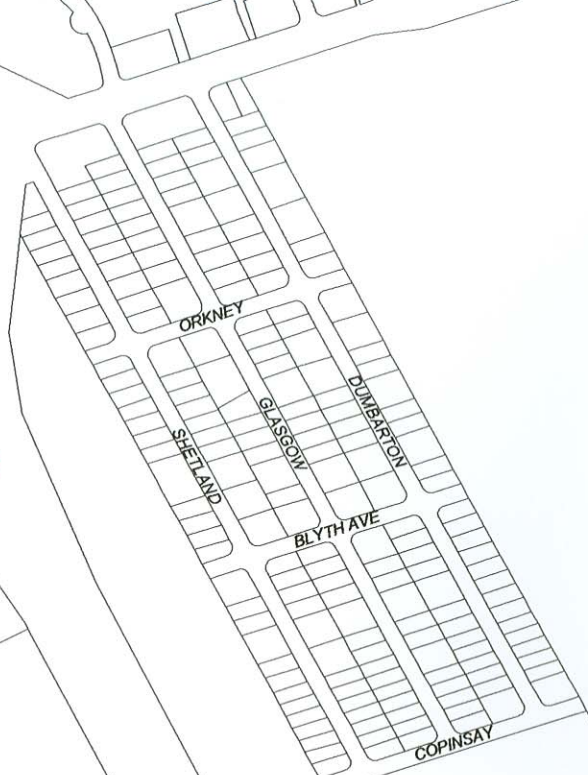
SE MILITARY

BURKE PROP.
COACHMAN INNS
BURKE PROP.
I.H. 37 S.

PERIMETER
LANGE, JON
FULLER, LESLIE



U-3 & 5
U-2
TEN BEARS
ARROWHEAD PATH
SUBA RIDGE
APACHE VALLEY
FIESTA HOMES



BROOKS A.F.B.

PUEBLO CLAN
FLUTE SOUND
SLEEPING ELK
MOCCASIN BEND
INDIAN HOMES LTD.